

KEY FINDINGS

Housing

22%

of housing is subsidized

49%

of households rent their home

60%

of housing units are in multifamily buildings

Affordability

23%

of households spend between 30% and 50% of their income on housing

24%

of households spend more than half of their income on housing

\$21.52

the hourly wage needed to afford a 2-bedroom apartment

Population

33

the median age of residents

62%

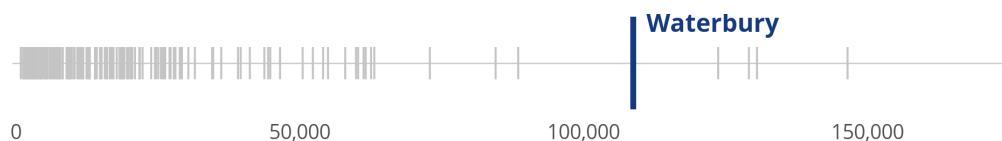
of residents are people of color (BIPOC)

+5.9%

projected population change from 2020 to 2040

HOW TO READ THIS REPORT

Throughout this report, a series of graphs like the one below are used to show how Waterbury compares to other towns in the state on a variety of measures.



ABOUT THE HOUSING DATA PROFILES

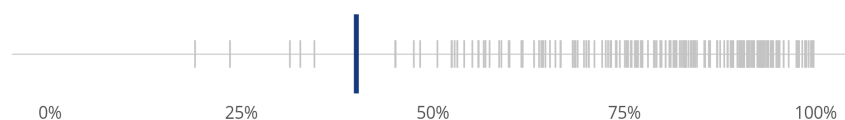
The Partnership for Strong Communities' Housing Data Profiles are a free resource to help Connecticut residents, developers, legislators, municipal officials, and others make data-informed decisions. Profiles are available for every town and county in the state. To learn more, please visit pschousing.org or housingprofiles.pschohousing.org to view the interactive version of the profiles.

DATA NOTES

Data comes from the 2014-2018 American Community Survey unless stated otherwise. Percentages may differ slightly or not sum to exactly 100% due to rounding.

SINGLE-FAMILY HOMES AS
PERCENT OF ALL HOMES

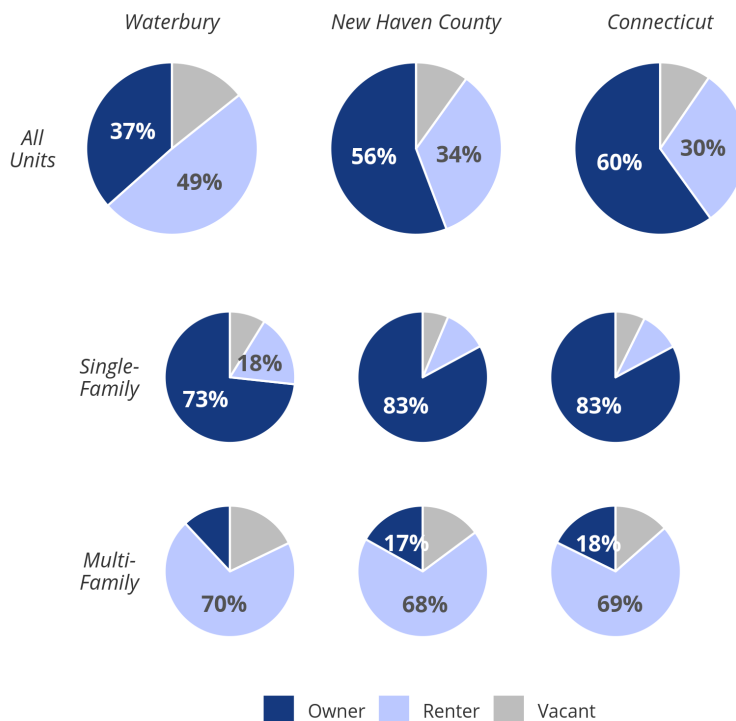
40%

PERCENT OF ALL HOMES
OCCUPIED BY OWNERS

37%

Overall, 64% of Connecticut's occupied housing stock is comprised of single-family housing, while 35% is multifamily housing (2+ units in structure). Most single-family homes are occupied by homeowners, while most multifamily units are occupied by renters.

In Waterbury, 40% of occupied homes are single-family, and 60% are multi-family. Owners live in 73% of Waterbury's 18,943 single-family homes, and renters live in 70% of its 28,325 multifamily homes.

CHANGE IN BUILDING PERMITS,
1990-2017

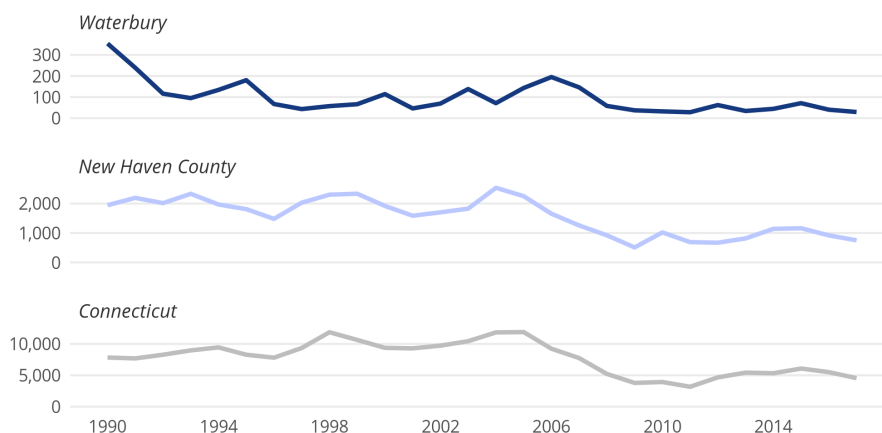
-92%

Growth is slow in the state, which has seen a 42% decrease in building permits between 1990 and 2017.

In Waterbury, there were 354 building permits issued in 1990, compared to 29 issued in 2017, representing a 92% decrease.

Number of building permits per year, 1990-2017

Note: y axis varies between locations



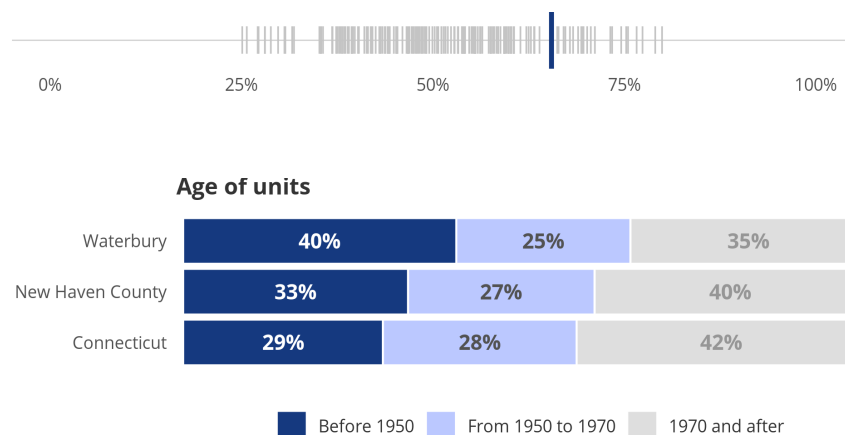
Source: Connecticut Department of Economic and Community Development



UNITS BUILT BEFORE 1970

65%

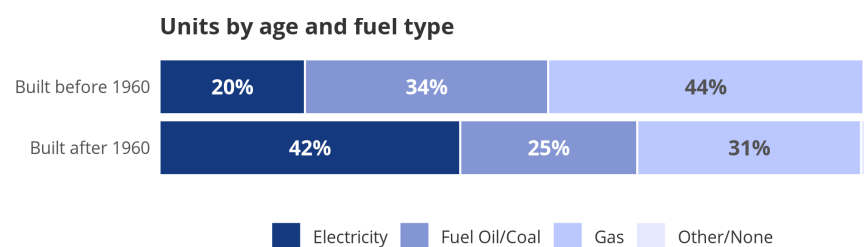
Older homes are prone to falling into disrepair, and often carry environmental risks such as lead paint. An aging housing stock can be a sign of poor housing quality.



SPENDING ON ENERGY AS PERCENT OF TOTAL INCOME

5.3%

Households that use electricity spend 5.5% of their income on energy (5.0% for fuel oil/coal and 5.6% for gas).



Source: United States Department of Energy

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

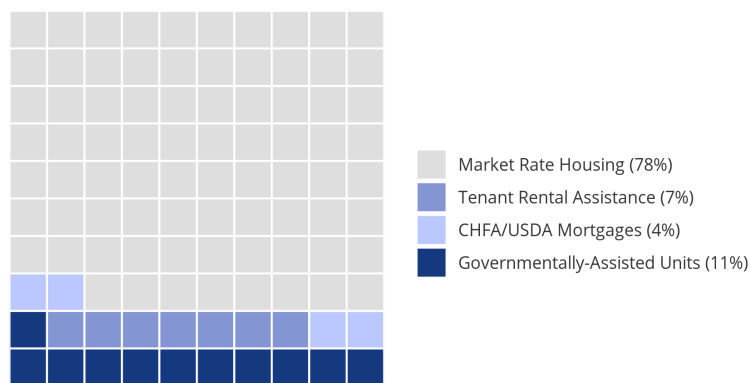
22%

The CT Department of Housing calculates the percentage of affordable units in a municipality annually for the Affordable Housing Appeals List. Affordable units are units that are subsidized below market-rate through programs like Housing Choice Vouchers or CHFA/USDA mortgages.

Of the 47,991 total units in Waterbury, 10,442 are considered to be affordable.



Affordable units by type



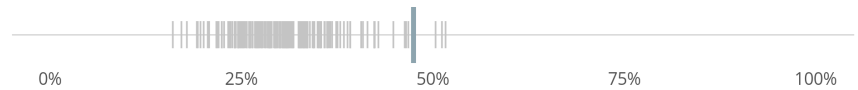
Source: Connecticut Department of Housing



PEOPLE BURDENED BY COST OF HOUSING

47%

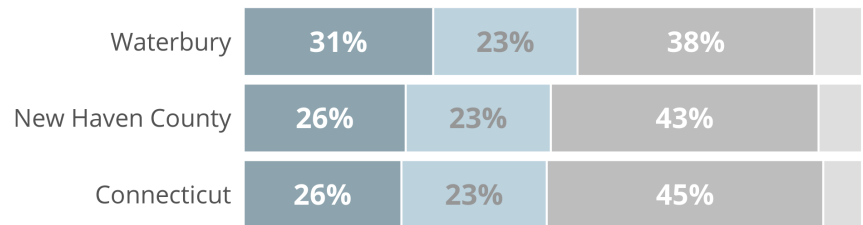
Households that are cost-burdened spend more than 30% of their income on housing. Severely cost-burdened spend more than 50% on housing.



RENTERS BURDENED BY COST OF HOUSING

62%

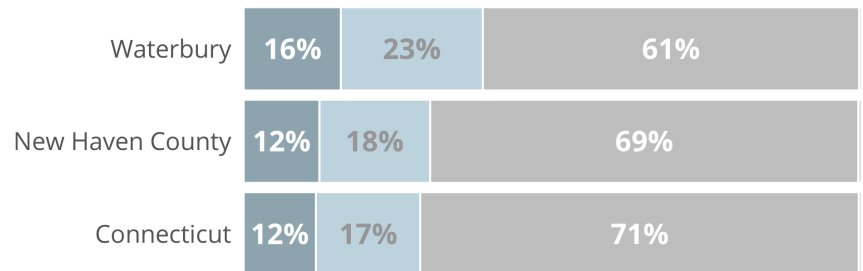
Housing cost burden for renters



OWNERS BURDENED BY COST OF HOUSING

39%

Housing cost burden for owners



Severe burden (50% or greater) Moderate burden (Between 30% and 50%) Not burdened (Less than 30%) Not Computed

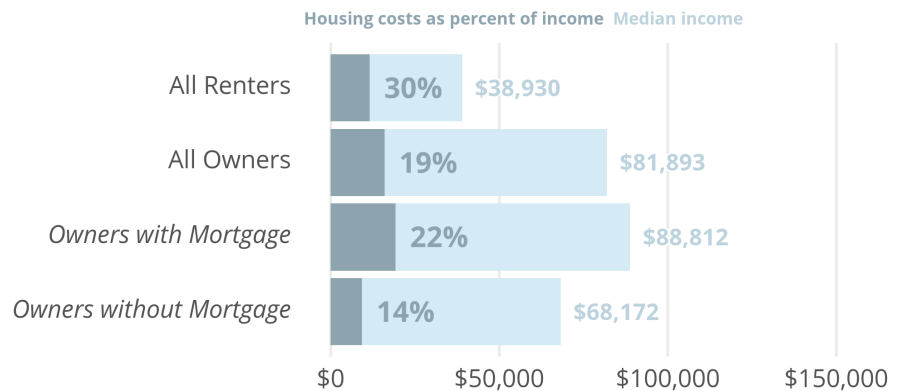
RENTERS' HOUSING COSTS AS PERCENT OF INCOME

30%

OWNERS' HOUSING COSTS AS PERCENT OF INCOME

19%

Housing costs as percent of income



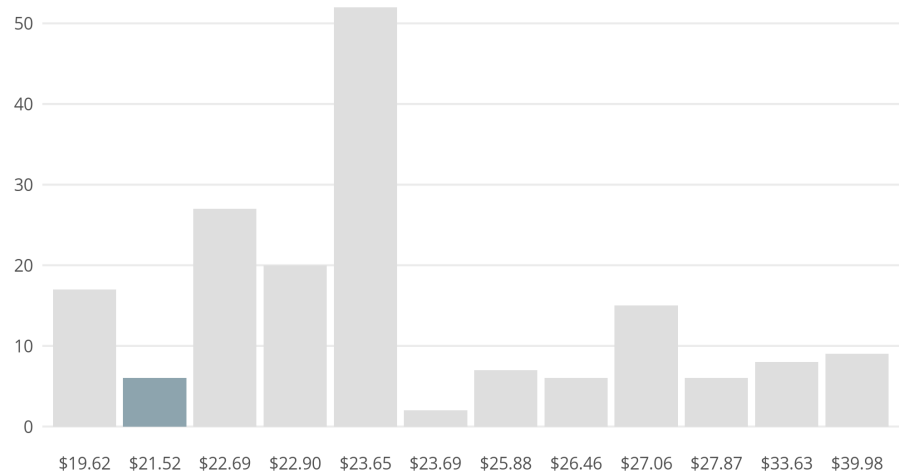
HOUSING WAGE

\$21.52

Each year, the National Low Income Housing Coalition calculates the "housing wage," the hourly wage needed to afford a two-bedroom rental home without paying more than 30% of income on housing.

Waterbury is included in the Waterbury HMFA. Waterbury's housing wage is lower than the state housing wage of \$26.42.

Waterbury is one of 6 towns with a housing wage of \$21.52

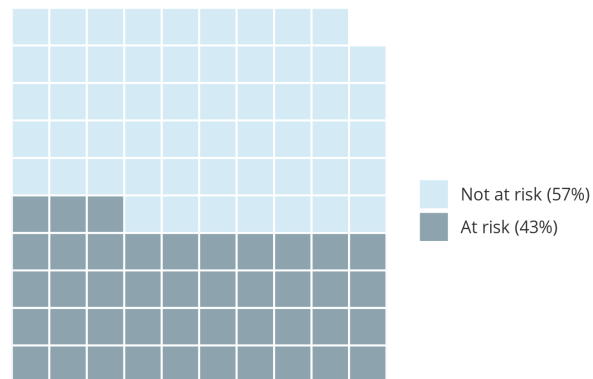


HOUSING PRESERVATION UNITS

43%

Waterbury has 5,053 federally assisted housing units, of which 43% are at risk of loss within the next 5 years.

Housing preservation by risk



Source: National Housing Preservation Database



TOTAL POPULATION

108,672

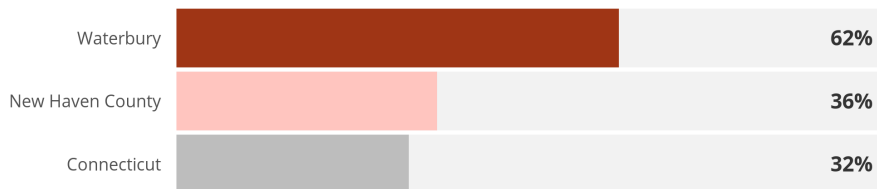


PEOPLE OF COLOR

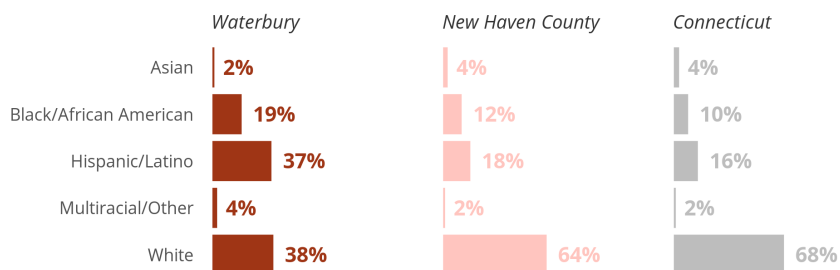
62%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut's cities. In Waterbury, 62% of residents are BIPOC, while 38% are white.

Waterbury is more diverse than Connecticut

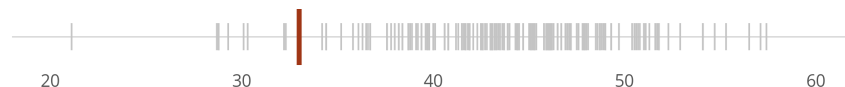


The largest race/ethnicity group in Waterbury is White at 38% of the population



MEDIAN AGE

33

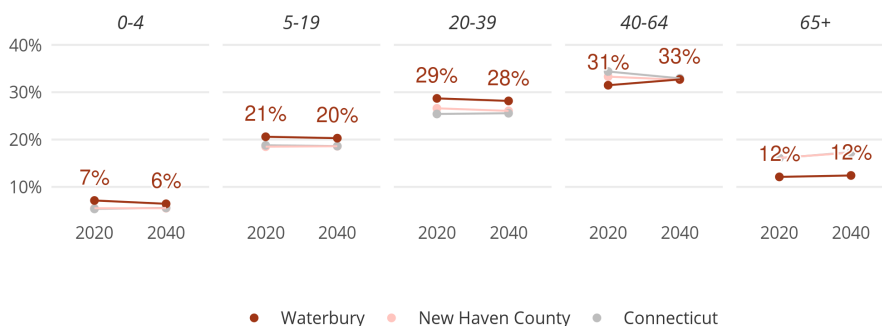


POPULATION CHANGE, 2020 TO 2040

+5.9%

In the next twenty years, Waterbury's population is projected to grow from 112,571 to 119,213.

People age 40-64 are projected to grow the most in the next 20 years in Waterbury

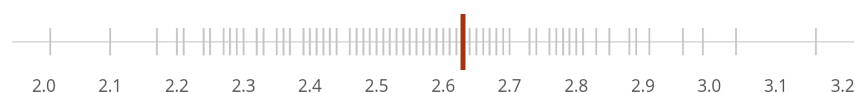


Source: Connecticut Data Center



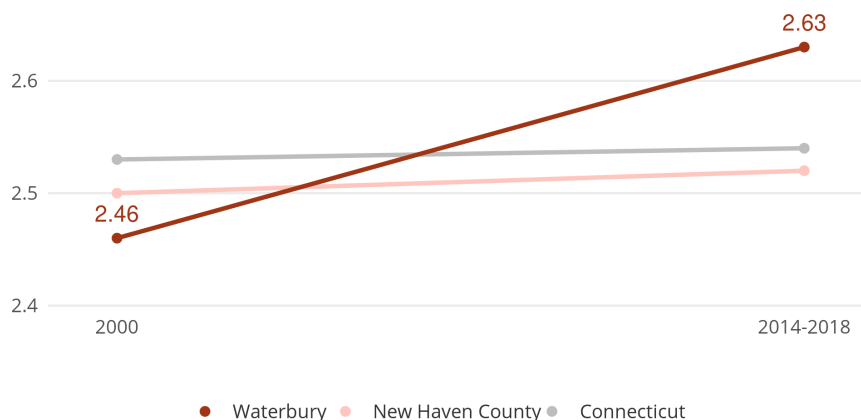
AVERAGE HOUSEHOLD SIZE

2.63



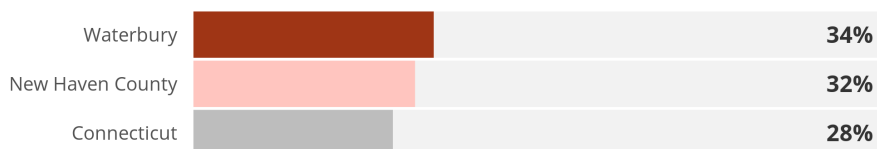
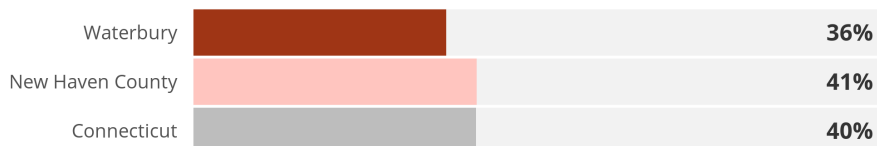
The average household size in Waterbury has grown between 2000 and 2018.

The average household size in Waterbury has grown from 2.46 in 2000 to 2.63 in 2018



Understanding who lives in our towns provides insight into the housing and service needs for each community such as accessibility, transportation, child care, and education. Compared to Connecticut, Waterbury has fewer households with someone older than 60 and more households with school-age children.

Household types as a percent of total

Householder living alone*Households with someone older than 60**Households with someone under 18*